

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 403 Ascot Street South, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$230,000

Median sale price

Median price \$456,250 House X Unit Suburb Ballarat Central

Period - From 01/04/2018 to 31/03/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Sam Young

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Indicative Selling Price

\$230,000

Median House Price

Year ending March 2019: \$456,250



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Rooms:

Property Type: House (Res)

Land Size: 195 sqm approx

Agent Comments

They say location is key when buying property, only 1km to Sturt Street and a short drive to Ballarat's private schools this little gem is perfect for someone looking to live close to the CBD without paying CBD prices. Small and compact this property is ready for you to move straight in or enjoy doing a renovation. The property consists of three bedrooms, one bathroom and a separate lounge. Call Sam today to book your inspection.

Comparable Properties

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